

162.0

0002

0018.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

648,700 / 648,700

USE VALUE:

648,700 / 648,700

ASSESSED:

648,700 / 648,700


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
212		PARK AVE, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: KOOLISH RICHARD M	
Owner 2:	
Owner 3:	

Street 1: 212 PARK AVE
Street 2:

Twn/City: ARLINGTON
StProv: MA Cntry: Own Occ: Y

Postal: 02476 Type:
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**PREVIOUS OWNER**

Owner 1:
Owner 2:
Street 1:

Twn/City:
StProv: Cntry:
Postal:

**NARRATIVE DESCRIPTION**

This parcel contains 5,500 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1924, having primarily Wood Shingle Exterior and 1337 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5500		Sq. Ft.	Site		0	70.	1.01	8			Med. Tr	-5					389,026						389,000	

**IN PROCESS APPRAISAL SUMMARY**

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							5500.000		254,600		5,100		389,000		648,700							
Total Card							0.126		254,600		5,100		389,000		648,700		Entered Lot Size					
Total Parcel							0.126		254,600		5,100		389,000		648,700		Total Land:					
Source: Market Adj Cost																	Land Unit Type:					

Parcel ID: 162.0-0002-0018.0

!12661!

**PRINT**

Date: 12/11/20

Time: 02:43:53

**LAST REV**

Date: 07/09/18

Time: 12:02:20

mmcarkin

12661

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

**SALES INFORMATION**

Grantor		Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
		13026-705		7/30/1976		43,900	No	No	N	

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/14/1996	259	Manual	3,000				REROOF	
11/23/1994	630	Manual	1,300				REPAIR ROOF-ATTIC	

**ACTIVITY INFORMATION**

Date	Result	By	Name
6/30/2018	Inspected	BS	Barbara S
6/7/2018	MEAS&NOTICE	CC	Chris C
12/29/2008	Measured	372	PATRIOT
2/5/2000	Inspected	197	PATRIOT
12/2/1999	Measured	263	PATRIOT
1/1/1982		PS	

Sign: \_\_\_\_\_

VERIFICATION OF VISIT NOT DATA

\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>													
Type: 15 - Old Style	Sty Ht: 1T - 1 & 3/4 Sty	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Average	A Bath:	Rating:	PDAS OF=TOILET FFL.																	
Foundation: 2 - Conc. Block	Frame: 1 - Wood	Prime Wall: 1 - Wood Shingle	Sec Wall:	3/4 Bath:	Rating:	A 3QBth:	Rating:																		
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: WHITE	View / Desir:	1/2 Bath:	Rating:	A HBth:	Rating:																		
<b>GENERAL INFORMATION</b>				OthrFix:	Rating:	<b>RESIDENTIAL GRID</b>																			
Grade: C+ - Average (+)				<b>OTHER FEATURES</b>				1st Res Grid Desc: Line 1 # Units: 1																	
Year Blt: 1924	Eff Yr Blt:	Kits: 1 Rating: Average		Level	FY LR DR D K FR RR BR FB HB L O																				
Alt LUC:	Alt %:	A Kits: Rating:		Other																					
Jurisdct:	Fact: .	Frpl: 1 Rating: Average		Upper																					
Const Mod:	WSFlue: Rating:		Lvl 2																						
Lump Sum Adj:	Name:		Lvl 1																						
<b>INTERIOR INFORMATION</b>				Lower																					
Avg Ht/FL: STD	Prim Int Wall: 2 - Plaster	Sec Int Wall:	%	Totals	RMS: 6	BRs: 3	Baths: 1	HB																	
Partition: T - Typical	% Own:			<b>REMODELING</b>				<b>RES BREAKDOWN</b>																	
Prim Floors: 3 - Hardwood	Name:			Exterior:				No Unit	RMS	BRs	FL														
Sec Floors:	DEPRECIATION			Interior:				1	6	3															
Bsmnt Flr: 12 - Concrete	Phys Cond: AV - Average 31. %			Additions:																					
Subfloor:	Functional: %			Kitchen:																					
Bsmnt Gar:	Economic: %			Baths:																					
Electric: 3 - Typical	Special: %			Plumbing:																					
Insulation: 2 - Typical	Override: %			Electric:																					
Int vs Ext: S	Total: 31 %			Heating:																					
Heat Fuel: 1 - Oil	CALC SUMMARY			General:																					
Heat Type: 5 - Steam	Basic \$ / SQ: 130.00			COMPARABLE SALES																					
# Heat Sys: 1	Size Adj.: 1.35000002			Rate	Parcel ID	Typ	Date	Sale Price																	
% Heated: 100	Const Adj.: 0.98000199																								
Solar HW: NO	Adj \$ / SQ: 171.990																								
% Com Wall	Other Features: 62500																								
Mobile Home				Grade Factor: 1.10																					
SPEC FEATURES/YARD ITEMS				NBHD Inf: 1.00000000																					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value								
3	Garage	D	Y	1	20X20	A	AV	1924	21.25	T	40	101			5,100		5,100								
More: N				Total Yard Items: 5,100				Total Special Features:				PARCEL ID 162.0-0002-0018.0				IMAGE AssessPro Patriot Properties, Inc									
Total:				5,100																					